

**PB# 98-42**

**217 BLOOMING GROVE TURNPIKE  
AMENDED SITE PLAN**

**47-1-40.1 & 40.2**

98 - 42 217 Blooming Grove TPK.  
Amended Site Plan (Drabick)

Approved 5/28/99

DATE December 4, 1998 RECEIPT 98-42 N U M B E R  
 RECEIVED FROM OSM Realty, LLC  
 Address 103 Executive Drive - New Windsor, N.Y. 12553  
Seven Hundred Fifty 00/100 DOLLARS \$ 750.00  
 FOR Site Plan Escrow

ACCOUNT			HOW PAID		
BEGINNING BALANCE	750	-	CASH		
AMOUNT PAID	750	-	CHECK #	1100	
BALANCE DUE	- 0 -		MONEY ORDER		

BY Susan Zap  
Myna Mann, Secretary

DATE Dec 7, 1998 RECEIPT 037406  
 RECEIVED FROM Orthopedics + Sports Medicine, PC  
 Address \_\_\_\_\_  
One Hundred 00/100 DOLLARS \$ 100.00  
 FOR P.B #98-42

ACCOUNT			HOW PAID		
BEGINNING BALANCE			CASH	ck # 1467	
AMOUNT PAID			CHECK	100.00	
BALANCE DUE			MONEY ORDER		

BY Town Clerk  
Dorothy H. Hansen

DATE May 26, 1999 RECEIPT 039320  
 RECEIVED FROM OSM Realty LLC  
 Address \_\_\_\_\_  
One Hundred and 00/100 - DOLLARS \$ 100.00  
 FOR P/B Approval Fee (#98-42)

ACCOUNT			HOW PAID		
BEGINNING BALANCE			CASH	# 116	
AMOUNT PAID			CHECK	# 100.00	
BALANCE DUE			MONEY ORDER		

BY Town Clerk  
Dorothy H. Hansen



**McGOEY, HAUSER and EDSALL  
CONSULTING ENGINEERS P.C.**

RICHARD D. McGOEY, P.E.  
WILLIAM J. HAUSER, P.E.  
MARK J. EDSALL, P.E.  
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19 October 1999

OSM Realty  
103 Executive Drive – 3<sup>rd</sup> Floor  
New Windsor, New York 12553

**SUBJECT:** 217 BGT SITE PLAN  
SITE COMPLETION/COMPLIANCE  
NEW WINDSOR PLANNING BOARD NO. 96-20 AND 98-42

Gentlemen:

As you are aware, the development of your project site was performed pursuant to an approval from the Town of New Windsor Planning Board, with the approval being granted on 24 November 1998. As you are aware, periodic reviews were made of your site plan work during construction and, prior to the issuance of a Certificate of Occupancy, a Completion Performance Guarantee was required for remaining site work.

As you might be aware, a deficiency was identified relative to the curb island at the entrance to your site. As was previously verbally brought to the attention of one of your representatives, the curb island does not match the configuration shown on the approved site plan. The island was to be constructed so as to prohibit left turns exiting your site. The as-constructed island is not adequate for this purpose and unauthorized vehicle movements are occurring on a regular basis.



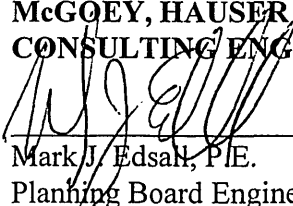
19 October 1999

The purpose of this letter is to bring this deficiency to your attention in writing and request your immediate attention to correct this matter, since same is a safety issue.

If you have any questions regarding the above, please do not hesitate to contact the undersigned.

Very truly yours,

**McGOEY, HAUSER and EDSALL  
CONSULTING ENGINEERS, P.C.**

  
\_\_\_\_\_  
Mark J. Edsall, P.E.  
Planning Board Engineer

MJEmk

cc: James Pullar, Highway Superintendent  
James Petro, Planning Board Chairman

A:217BGT.mk

PLANNING BOARD  
TOWN OF NEW WINDSOR

AS OF: 06/02/1999

PAGE: 1

LISTING OF PLANNING BOARD ACTIONS

STAGE:

STATUS [Open, Withd]  
A [Disap, Appr]

FOR PROJECT NUMBER: 98-42

NAME: 217 BLOOMING GROVE TURNPIKE AMENDED SITE PLAN

APPLICANT: OSM REALTY

--DATE--	MEETING-PURPOSE-----	ACTION-TAKEN-----
05/28/1999	PLANS STAMPED	APPROVED
12/09/1998	P.B. APPEARANCE . CORRECT PARKING DIMENSIONS	APPROVED COND
12/02/1998	WORK SESSION APPEARANCE	SUBMIT

PLANNING BOARD  
TOWN OF NEW WINDSOR

AS OF: 06/02/1999

PAGE: 1

LISTING OF PLANNING BOARD **AGENCY APPROVALS**

FOR PROJECT NUMBER: 98-42

NAME: 217 BLOOMING GROVE TURNPIKE AMENDED SITE PLAN

APPLICANT: OSM REALTY

	DATE-SENT	AGENCY-----	DATE-RECD	RESPONSE-----
ORIG	12/04/1998	MUNICIPAL HIGHWAY	/ /	
ORIG	12/04/1998	MUNICIPAL WATER	12/08/1998	APPROVED
ORIG	12/04/1998	MUNICIPAL SEWER	/ /	
ORIG	12/04/1998	MUNICIPAL FIRE	12/08/1998	APPROVED

PLANNING BOARD  
TOWN OF NEW WINDSOR

AS OF: 05/26/1999

PAGE: 1

LISTING OF PLANNING BOARD FEES  
ESCROW

FOR PROJECT NUMBER: 98-42

NAME: 217 BLOOMING GROVE TURNPIKE AMENDED SITE PLAN

APPLICANT: OSM REALTY

--DATE--	DESCRIPTION-----	TRANS	--AMT-CHG	-AMT-PAID	--BAL-DUE
12/04/1998	REC. CK. #1100	PAID		750.00	
12/09/1998	P.B. ATTY. FEE	CHG	35.00		
12/09/1998	P.B. MINUTES	CHG	40.50		
03/03/1999	P.B. ENGINEER FEE	CHG	170.50		
05/25/1999	RET. TO APPLICANT	CHG	504.00		
		TOTAL:	750.00	750.00	0.00

L.R. 5/26/99

PLANNING BOARD  
TOWN OF NEW WINDSOR

AS OF: 05/26/1999

PAGE: 1

LISTING OF PLANNING BOARD **FEES**  
**APPROVAL**

FOR PROJECT NUMBER: 98-42

NAME: 217 BLOOMING GROVE TURNPIKE AMENDED SITE PLAN

APPLICANT: OSM REALTY

--DATE--	DESCRIPTION-----	TRANS	--AMT-CHG	-AMT-PAID	--BAL-DUE
12/09/1998	P.B. APPROVAL FEE	CHG	100.00		
05/25/1999	REC. CK. #116	PAID		100.00	
			-----	-----	-----
		TOTAL:	100.00	100.00	0.00

AS OF: 03/03/99

PAGE: 1

CHRONOLOGICAL JOB STATUS REPORT

JOB: 87-56

NEW WINDSOR PLANNING BOARD (Chargeable to Applicant)

CLIENT: NEWWIN - TOWN OF NEW WINDSOR

TASK: 98- 42

FOR WORK DONE PRIOR TO: 03/03/99

TASK-NO	REC	--DATE--	TRAN	EMPL	ACT	DESCRIPTION-----	RATE	HRS.	TIME	EXP.	BILLED	BALANCE
-----DOLLARS-----												
98-42	132841	10/21/98	TIME	MJE	CR	217 BGT W/CORWIN	75.00	0.30	22.50			
98-42	135457	11/18/98	TIME	MJE	MC	217 BGT W/BRADY	75.00	0.30	22.50			
98-42	134570	11/19/98	TIME	MCK	CL	MEMO RE:NE IND DEVEL	28.00	0.50	14.00			
98-42	135540	12/02/98	TIME	MJE	WS	N/E DEVELOPMT	75.00	0.40	30.00			
98-42	135725	12/09/98	TIME	MCK	CL	OSM REALTY RVW COMME	28.00	0.50	14.00			
98-42	135777	12/09/98	TIME	MJE	MM	217 BGT APPD	75.00	0.10	7.50			
98-42	136176	12/09/98	TIME	MJE	MC	DSM	75.00	0.40	30.00			
									140.50			
98-42	137116	12/31/98			BILL	99-135 1/15/99					-140.50	
											-140.50	
98-42	141822	03/03/99	TIME	MJE	MC	review final plan	75.00	0.40	30.00			
TASK TOTAL									170.50	0.00	-140.50	30.00
GRAND TOTAL									170.50	0.00	-140.50	30.00

RESULTS P.B. MEETING OF : December 9, 1998

PROJECT: OSM Realty P.B.# 98-42

LEAD AGENCY:

*Previous L.A. still valid*

NEGATIVE DEC:

1. AUTHORIZE COORD LETTER: Y\_\_ N\_\_  
2. TAKE LEAD AGENCY: Y\_\_ N\_\_

M) S S) A VOTE: A 4 N 0  
CARRIED: YES ☒ NO ☐

M)\_\_ S)\_\_ VOTE: A\_\_ N\_\_  
CARRIED: YES\_\_ NO\_\_

WAIVE PUBLIC HEARING: M) L S) S VOTE: A 4 N 0 WAIVED: Y ☒ N\_\_

SCHEDULE P.H. Y\_\_ N\_\_ ☒

SEND TO O.C. PLANNING: Y\_\_

SEND TO DEPT. OF TRANSPORTATION: Y\_\_

REFER TO Z.B.A.: M)\_\_ S)\_\_ VOTE: A\_\_ N\_\_

RETURN TO WORK SHOP: YES\_\_ NO\_\_

**APPROVAL:**

M)\_\_ S)\_\_ VOTE: A\_\_ N\_\_ APPROVED:\_\_\_\_\_  
M) S S) L VOTE: A 4 N 0 APPROVED CONDITIONALLY: 12/9/98

NEED NEW PLANS: Y\_\_ N\_\_

**DISCUSSION/APPROVAL CONDITIONS:**

<i>Downsized existing parking spaces to allow for additional parking.</i>
<i>Correct parking dimensions on plan</i>

217 BLOOMING GROVE TURNPIKE AMENDED SITE PLAN (98-42)

Mr. Steven Drabick appeared before the board for this proposal.

MR. PETRO: Minor changes to the previously approved site plan for the new office building, this was Walt Lambert's property or job that we had done?

MR. DRABICK: Yes.

MR. LUCAS: Foundation and work being done now.

MR. PETRO: Did he sell the project or is he still involved with it?

MR. DRABICK: He sold the property.

MR. PETRO: There was something I noticed when I rode by and I don't know usually how this works, we only have a right-hand turn on the exit coming out of this project, is that correct?

MR. DRABICK: That's correct.

MR. PETRO: During the time of construction, there's no limitation to that and you have trucks pulling out going to the left and to the right and Mark, is that something that we normally monitor during construction or just goes and you wing it until it happens? Seems to me more dangerous now than later on.

MR. EDSALL: Highway superintendent could restrict construction traffic as well if he believes it's unsafe. But normally, the construction traffic in any cases doesn't occur at the same time that peak hour traffic occurs, so during the middle of the day, a lot of times the equipment goes either direction.

MR. PETRO: Basically, what you're saying it's probably not a hazard and I should mind my business?

MR. EDSALL: I didn't say it that way. Any problems develop, the highway superintendent can clamp down on them.



MR. LUCAS: I have one other thing as I rode by everything looks fine, but as they are putting a lot of dirt on the road where they do pickups, just ask them if they can clean it up.

MR. DRABICK: Lay down some stone.

MR. PETRO: They are watching that because we had one on 32.

MR. DRABICK: Okay.

MR. PETRO: All right, Mr. Drabick.

MR. DRABICK: I'll be talking to the builder tomorrow.

MR. PETRO: This application proposes layout revisions to the previously approved site plan as previously approved, I guess you're going to modify what?

MR. DRABICK: Yeah, this amendment is for orientation change primarily involves increased parking area around the building. Building is currently being built for a group of orthopedic doctors and there will be a portion of it that's going to be used by I believe St. Luke's Physical Therapy Department. They felt that although the original site plan proposed 52 parking spaces, they felt that it wasn't enough to accommodate all their staff. And also, in the event if one of the doctors were held up in an emergency and you have patient backup, they were looking for more spaces. Basically what we did was down by downsizing the stall space from the original site plan shown as 10 x 20, we've gone to a 9 x 19, we're able to pick up additional spaces at the front. On the original site plan along the back, there's one row of parking away from the building. What we've done here is we're proposing extension of another row of parking off the back of what was previously approved for the edge of pavement and then an additional five spaces to be parallel parking spaces on the left-hand side. It ends up giving us a total of 76 spaces as opposed to the original 52. The only other minor changes on the original plan, the sewer line had come in on the left-hand side of the building,

it's currently in now it's on the right-hand side approximately where we show it here.

MR. PETRO: There's no additional square footage to the building at all?

MR. DRABICK: No.

MR. PETRO: So you're just adding parking?

MR. DRABICK: Right, we have increased the parking area only and in doing so, generality, other requirements that were approved on the original site plan are still in effect, we haven't changed the landscaping.

MR. PETRO: Landscaping in the rear hasn't been changed at all because we needed some screening back there I see that you have it in a spot. Did you reduce the amount of screening that was there?

MR. DRABICK: Yeah, the original landscaping called for trees to run completely across the back, what we did where we got closer to the line with the parking lot, we filled in with trees on our side of the parking lot. We're also adding a six foot solid type stockade fence.

MR. LUCAS: Does it go all the way across?

MR. DRABICK: No, it ends, the lot right here is a vacant lot basically at the corner of the vacant lot it ends.

MR. PETRO: Trees pick up the screening.

MR. LUCAS: With the lights at night coming in there and there's a lot back there, couldn't we run it all the way across anyway, would that be possible?

MR. DRABICK: I don't see why it wouldn't, the only objection a neighbor may have there's an existing, from that iron pipe over approximately where we are ending the fence, that point over along the property line, he's got a fairly thick heavy hedge row, so we would be backing the fence up back next to his hedge row along with the proposed plantings for the evergreens in the

front.

MR. STENT: Evergreens are going to good coverage anyway, should be good enough coverage on that.

MR. DRABICK: On that particular lot, the house sits farther away from the rear line than the house that sits on this lot here, this lot is vacant but the house that sits on lot four sits up close to the corner. And although on the original site plan along this side of the property, they called for leaving the existing vegetation, if you go out and look at what's really there naturally, it's not very substantial on that side. So that's why proposed the fence to come across the vacant lot and run down the corner, that would shield this particular house and also small section of the fence in the front because the house that sits on lot two sits up in the front here and you really need the fence to block nothing else, the headlights.

MR. PETRO: In New Windsor, put the good side of the fence to your own property, so I think you should, so that here, I think it will look nicer than seeing the back of the fence.

MR. DRABICK: Drainage is originally where it's proposed and the is dumpster except for the end catch basin we moved it.

MR. PETRO: You moved it or is that new?

MR. DRABICK: There was one there but we moved it away from the building to get it centered in the middle of the proposed pavement.

MR. PETRO: I don't see a topo here, so the grading of the proposed 18 spaces is going to be higher in the rear of the property, the 18 spaces in the rear of the property.

MR. DRABICK: Well, yeah, and we do in fact show a topo on here, there is existing contours and there is existing spots.

MR. PETRO: I don't see it in the rear, the new 18

spaces.

MR. DRABICK: It's basically flat.

MR. PETRO: Is that catch basin going to pick that up?

MR. DRABICK: Well, what I was going to say is based on the previous plan we have shown a little more detail, it would be the edge of the parking lots.

MR. PETRO: I'm just trying to pick up as much of the water not going into that Mr. P-I-S-C-I-T-I-L-E lot.

MR. DRABICK: Piscitile. The way it's graded, it's designed that all the runoff will go to the basin as opposed to running off the back edge of the lot.

MR. PETRO: Five spots on the side aren't really an impact. Mark, do you have anything?

MR. EDSALL: There's three items which I just wanted to note one which I have already talked to Steve about we're going to make a dimensional correction on the plan, the 60 degree parking spaces, the dimensions have to be changed a little bit but it will still fit, it will slightly impact the corner of the parking lot near that fence, but the fence obviously will still provide the screening. Comment 2 was just because of the timing of the Town's drainage improvements down Blooming Grove Turnpike, the system really will not have any discharge to connect into for several months, so they have agreed to put in seepage basin, seepage pit type catch basins for the interim and then they'll tie in once the Town gets their drainage system in.

MR. PETRO: Take the basins out?

MR. PETRO: They are not in yet, when they put them in, they are going to put those type in so they'll attempt to.

MR. PETRO: How are we going to monitor that, make sure that happens?

MR. EDSALL: I will, they'll change the type of basin

and they'll have to bond the tie into the Town's drainage system when they ask for the C.O. and go back and do that after.

MR. PETRO: Town drainage won't accept the water discharged now.

MR. EDSALL: The system that the original approved site plan system being tied into is being ripped out and a new system is being put in, so it's nothing that we have control over.

MR. PETRO: I don't think the seepage pits are going to be adequate.

MR. EDSALL: They won't work in the long term but it will be an interim measure, it's out of their control, we're going to be ripping out the system that they want to tie into.

MR. PETRO: You've got roof drains.

MR. ARGENTIO: That section of the Town tends to be sandy loam slash run-a-bank, is that right, Mark?

MR. EDSALL: Yeah, we've had good luck up the road that has the same type basins and during heavy rains, the overflow pipe never shows any water. We're hoping in the interim that the work but in the end they'll tie in, that's an obligation of the site plan. One other change which was discussed at the workshop was that the use previously was going to be offices or retail. By eliminating all the low areas, filling in the whole site with parking, that really isn't appropriate for retail any longer and they have agreed that this application as is in front of you changes the use to a narrower scope which is just professional office and medical office.

MR. PETRO: Aren't the two regulations different for parking?

MR. EDSALL: They are, but they had gotten the previous plan approved, so they could have modified their storage area and had retail so it was a dual approval

last time, this will restrict it down to office.

MR. PETRO: Did you calculate exam rooms when you did the parking calculations?

MR. DRABICK: Yeah, I was just going to point out on the parking schedule because we have narrowed the use like Mark said for professional and medical office, we well exceed number of parking, if it were just going to be used as professional office, and I have the schedule for the medical.

MR. PETRO: You took the worst case scenario and approved on that?

MR. DRABICK: Right.

MR. PETRO: I think we can do number, we should do lead agency first.

MR. EDSALL: You are lead agency already on the application, it's an amendment.

MR. STENT: I don't feel it should be SEQRA either, do you think we should do negative dec?

MR. PETRO: Why don't we being we're here.

MR. STENT: Make a motion we declare a negative dec on the Blooming Grove Turnpike Amended site plan.

MR. ARGENIO: Second it.

MR. PETRO: Motion's been made and seconded that the New Windsor Planning Board declare negative dec on the OSM Realty site plan amendment. If there any further discussion? If not, roll call.

ROLL CALL

MR. ARGENIO	AYE
MR. STENT	AYE
MR. LUCAS	AYE
MR. PETRO	AYE

MR. PETRO: I think the changes to this being it's just adding 18 parking spots, four or five on the north side, there's no real change to the plan itself or the original scope of the plan, so as far as public hearing is concerned, I would say that it's not necessary.

MR. STENT: I agree.

MR. LUCAS: Make a motion.

MR. STENT: Second it.

MR. PETRO: Motion's been made and seconded that the New Windsor Planning Board waive the public hearing under its discretionary judgment for OSM. Is there any further discussion from the board members? If not, roll call.

ROLL CALL

MR. ARGENIO	AYE
MR. STENT	AYE
MR. LUCAS	AYE
MR. PETRO	AYE

MR. STENT: Make a motion we grant approval to the amended site plan for OSM Realty.

MR. LUCAS: Second it.

MR. PETRO: Motion's been made and seconded that the New Windsor Planning Board grant final approval to the OSM site plan amendment on Blooming Brove Turnpike. Is there any further discussion from the board members? Do you want to put any subject-to's?

MR. EDSALL: Just make it subject to the, well, would only be the two items.

MR. PETRO: Note on the plan is one of them is the parking.

MR. EDSALL: 2A and 2B of my comments which we'll just add, just add to the plan.

December 9, 1998

14

MR. STENT: As long as only being able to be used for professional.

MR. EDSALL: They are on the record and their plan restrictions.

MR. PETRO: If not, roll call.

ROLL CALL

MR. ARGENIO	AYE
MR. STENT	AYE
MR. LUCAS	AYE
MR. PETRO	AYE





**McGOEY, HAUSER and EDSALL  
CONSULTING ENGINEERS P.C.**

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WILLIAM J. HAUSER, P.E.  
MARK J. EDSALL, P.E.  
JAMES M. FARR, P.E.

Licensed in NEW YORK, NEW JERSEY  
and PENNSYLVANIA

**TOWN OF NEW WINDSOR  
PLANNING BOARD  
REVIEW COMMENTS**

- ☐ **Main Office**  
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e-mail: mheny@att.net
- ☐ **Regional Office**  
507 Broad Street  
Milford, Pennsylvania 18337  
(717) 296-2765  
e-mail: mhepa@ptd.net



**REVIEW NAME:** OSM REALTY SITE PLAN AMENDMENT  
(f.k.a. 217 BLOOMING GROVE TURNPIKE SITE PLAN)

**PROJECT LOCATION:** BLOOMING GROVE TURNPIKE  
SECTION 47-BLOCK 1-LOTS 40.1 AND 40.2

**PROJECT NUMBER:** 98-42

**DATE:** 9 DECEMBER 1998

**DESCRIPTION:** THIS APPLICATION PROPOSES SOME LAYOUT REVISIONS  
TO THE PREVIOUSLY APPROVED SITE PLAN (APPLICA-  
TION 96-20), AS PREVIOUSLY APPROVED BY THE BOARD.

1. The primary intent of this application is to increase the number of available parking spaces on the site. The original site plan required 50 parking spaces and provided 52 parking spaces. This amended plan increases the number of available parking spaces to 76 spaces.

The Board should also note that some minor changes are being made as to the location of the building and its side yard and front yard setbacks.

Also as part of this revision, the Applicant is revising the dimensions of the parking spaces to the currently approved 9' x 19' spaces.

2. I have reviewed this plan and have the following comments:
  - a. I am concerned with regard to the dimensions of the 60° parking spaces at the rear of the site. The perpendicular width of the spaces should be 21' and 17.3' is indicated. The 20' aisle could be a minimum of 18'.
  - b. Based on the timing of construction of this site relative to the nearby (proposed) Town drainage improvements, it has been agreed that the four (4) on-site catch basins will be modified to "seepage pit type" basins.

**TOWN OF NEW WINDSOR  
PLANNING BOARD  
REVIEW COMMENTS  
PAGE 2**

**REVIEW NAME:** OSM REALTY SITE PLAN AMENDMENT  
(f.k.a. 217 BLOOMING GROVE TURNPIKE SITE PLAN)  
**PROJECT LOCATION:** BLOOMING GROVE TURNPIKE  
SECTION 47-BLOCK 1-LOTS 40.1 AND 40.2  
**PROJECT NUMBER:** 98-42  
**DATE:** 9 DECEMBER 1998

- c. Inasmuch as the rear loading areas are being eliminated from the building, it should be noted that the facility is no longer appropriate and available for retail sales uses. The Applicant has indicated that the propose use will be Professional Office or Medical Office use only.
3. The Planning Board may wish to determine that the changes noted on this plan are minor in nature and, as such, there previous SEQRA determination for this site plan remain valid.
4. The Planning Board should determine, for the record, if a **Public Hearing** will be necessary for his **Site Plan Amendment**, per its discretionary judgement under Paragraph 48-19.C of the Town Zoning Local Law.

Respectfully submitted,

  
Mark J. Edsall, P.E.  
Planning Board Engineer

MJEmk

A:OSM.mk



1763

# TOWN OF NEW WINDSOR

555 UNION AVENUE  
NEW WINDSOR, NEW YORK 12553

## NEW WINDSOR PLANNING BOARD REVIEW FORM

TO: FIRE INSPECTOR, D.O.T., WATER, SEWER, HIGHWAY

PLEASE RETURN COMPLETED FORM TO:

MYRA MASON, SECRETARY FOR THE PLANNING BOARD

PLANNING BOARD FILE NUMBER: 98 - 42

DATE PLAN RECEIVED: RECEIVED DEC - 4 1998

The maps and plans for the Site Approval \_\_\_\_\_

Subdivision \_\_\_\_\_ as submitted by

\_\_\_\_\_ for the building or subdivision of

217 Blooming Grove Tpk. - OSM Realty has been  
reviewed by me and is approved ☒

~~disapproved~~ \_\_\_\_\_.

~~If disapproved, please list reason~~ \_\_\_\_\_

New Construction -

HIGHWAY SUPERINTENDENT DATE

Steve J. Div - 12-8-98  
WATER SUPERINTENDENT DATE

SANITARY SUPERINTENDENT DATE

**INTER-OFFICE MEMORANDUM**

**TO: Town Planning Board**

**FROM: Town Fire Inspector**

**DATE: December 8, 1998**

**SUBJECT: 217 Blooming Grove Turnpike**

Planning Board Reference Number: PB-98-42

Dated: 4 December 1998

Fire Prevention Reference Number: FPS-98-071

A review of the above referenced subject site plan was conducted on  
7 December 1998.

This site plan is acceptable.

Plans Dated: 3 December 1998.



Robert F. Rodgers; C.C.A.  
Fire Inspector

RFR/dh



McGOEY, HAUSER and EDSALL  
CONSULTING ENGINEERS P.C.

RICHARD D. McGOEY, P.E.  
WILLIAM J. HAUSER, P.E.  
MARK J. EDSALL, P.E.  
JAMES M. FARR, P.E.

PLANNING BOARD WORK SESSION  
RECORD OF APPEARANCE

☐ Main Office  
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New Windsor, New York 12553  
(914) 562-8640  
☐ Branch Office  
507 Broad Street  
Milford, Pennsylvania 18337  
(717) 296-2765

1-3

TOWN/VILLAGE OF NEW WINDSOR

P/B # 98 - 42

WORK SESSION DATE: 2 DEC 98

APPLICANT RESUB.

REQUIRED: Full App

REAPPEARANCE AT W/S REQUESTED: No

PROJECT NAME: Northeast Dent 5/0 (Orthopedic, Sports Medicine, P.C.)

PROJECT STATUS: NEW X OLD \_\_\_\_\_

REPRESENTATIVE PRESENT: W. Barry Hyman, Barbara Corwin, Steve D.

MUNIC REPS PRESENT: BLDG INSP. \_\_\_\_\_  
FIRE INSP. X  
ENGINEER X  
PLANNER \_\_\_\_\_  
P/B CHMN. \_\_\_\_\_  
OTHER (Specify) \_\_\_\_\_

ITEMS TO BE ADDRESSED ON RESUBMITTAL:

- use mod. →
- Drain, relative to new box culvert; clear; filling.
  - 6000/10000
  - All medical - no retail
  - prepare tank - 1000 gal - 25' clear - rear area (landscape around)
  - grading plan re fill.
  - 60° pks.
  - etc turning radius - truck.
  - Dr spaces called out.
  - Amendment Plan - orientation only - all other applies
  - new parking calc.

CLOSING STATUS

Set for agenda  
X possible agenda item  
Discussion item for agenda  
ZBA referral on agenda

pbwsform 10MJE98



1763

# TOWN OF NEW WINDSOR

555 UNION AVENUE  
NEW WINDSOR, NEW YORK 12553  
Telephone: (914) 563-4615  
Fax: (914) 563-4693

## PLANNING BOARD APPLICATION

### TYPE OF APPLICATION (check appropriate item):

Subdivision \_\_\_\_\_ Lot Line Change \_\_\_\_\_ Site Plan ☒ Special Permit \_\_\_\_\_

Tax Map Designation: Sec. 47 Block 1 Lot 40.1 + 40.2

1. Name of Project AMENDED SITE PLAN PLAT, "217 BLOOMING GROVE TURNPIKE", PREPARED FOR OSM REALTY

2. Owner of Record OSM REALTY Phone 567-0822

Address: 103 EXECUTIVE DRIVE 3RD FLOOR, NEW WINDSOR, NY 12553  
(Street Name & Number) (Post Office) (State) (Zip)

3. Name of Applicant SAME Phone \_\_\_\_\_

Address: \_\_\_\_\_  
(Street Name & Number) (Post Office) (State) (Zip)

4. Person Preparing Plan STEVEN P. DLABICK, PLS Phone 534-2208

Address: P.O. BOX 539 CORNWALL, NY 12518  
(Street Name & Number) (Post Office) (State) (Zip)

5. Attorney MARK TAYLOR, ESQ Phone 562-9100

Address 655 LITTLE BRITAIN RD, NEWBURGH NY 12550  
(Street Name & Number) (Post Office) (State) (Zip)

6. Person to be notified to appear at Planning Board meeting:

STEVEN DLABICK 534-2208  
(Name) (Phone)

7. Project Location:

On the SOUTH side of BLOOMING GROVE TURNPIKE AT THE  
(Direction) (Street) (No.)  
INTERSECTION of ROUTE 94  
(Street)

8. Project Data: Acreage 1.3066 Zone NC School Dist. NEW WINDSOR

9. Is this property within an Agricultural District containing a farm operation or within 500 feet of a farm operation located in an Agricultural District? Yes \_\_\_\_\_ No ✓

\*This information can be verified in the Assessor's Office.

\*If you answer "yes" to question 9, please complete the attached "Agricultural Data Statement".

10. Description of Project: (Use, Size, Number of Lots, etc.) AMENDED SITE PLAN FOR ORIENTATION CHANGE.

11. Has the Zoning Board of Appeals Granted any Variances for this property? yes \_\_\_\_\_ no ✓

12. Has a Special Permit previously been granted for this property? yes \_\_\_\_\_ no ✓

ACKNOWLEDGMENT:

IF THIS ACKNOWLEDGMENT IS COMPLETED BY ANYONE OTHER THAN THE PROPERTY OWNER, A SEPARATE NOTARIZED STATEMENT OR PROXY STATEMENT FROM THE OWNER MUST BE SUBMITTED, AT THE TIME OF APPLICATION, AUTHORIZING THIS APPLICATION.

STATE OF NEW YORK)

SS.:

COUNTY OF ORANGE)

THE UNDERSIGNED APPLICANT, BEING DULY SWORN, DEPOSES AND STATES THAT THE INFORMATION, STATEMENTS AND REPRESENTATIONS CONTAINED IN THIS APPLICATION AND SUPPORTING DOCUMENTS AND DRAWINGS ARE TRUE AND ACCURATE TO THE BEST OF HIS/HER KNOWLEDGE AND/OR BELIEF. THE APPLICANT FURTHER ACKNOWLEDGES RESPONSIBILITY TO THE TOWN FOR ALL FEES AND COSTS ASSOCIATED WITH THE REVIEW OF THIS APPLICATION.

SWORN BEFORE ME THIS:

4<sup>th</sup> DAY OF December 1998

Arlene M. Alominich  
NOTARY PUBLIC 01504905973  
Exp 9/28/1999

[Signature]  
APPLICANT'S SIGNATURE  
Barry S Hyman  
Please Print Applicant's Name as Signed

TOWN USE ONLY:

RECEIVED DEC - 4 1998  
DATE APPLICATION RECEIVED

98 - 42  
APPLICATION NUMBER

**APPLICANT/OWNER PROXY STATEMENT**  
**(for professional representation)**

for submittal to the:  
TOWN OF NEW WINDSOR PLANNING BOARD

OSM REALTY, deposes and says that he resides  
(OWNER)  
at 103 EXECUTIVE DRIVE, NEW WINDSOR in the County of ORANGE  
(OWNER'S ADDRESS)  
and State of NEW YORK and that he is the owner of property tax map  
(Sec. 47 Block 1 Lot 40.1)  
designation number (Sec. 47 Block 1 Lot 40.2) which is the premises described in  
the foregoing application and that he authorizes:

\_\_\_\_\_  
(Applicant Name & Address, if different from owner)

STEVEN P. DRABICK P.L.S.

\_\_\_\_\_  
(Name & Address of Professional Representative of Owner and/or Applicant)

to make the foregoing application as described therein.

Date: 12/4/98

Arlene M. Klomnick  
Witness' Signature

[Signature]  
Owner's Signature

\_\_\_\_\_  
Applicant's Signature if different than owner

[Signature]  
Representative's Signature

**THIS FORM CANNOT BE WITNESSED BY THE PERSON OR  
REPRESENTATIVE OF THE COMPANY WHO IS BEING AUTHORIZED  
TO REPRESENT THE APPLICANT AND/OR OWNER AT THE MEETINGS.**



PROJECT I.D. NUMBER

617.21

SEQR

Appendix C

State Environmental Quality Review

## SHORT ENVIRONMENTAL ASSESSMENT FORM

For UNLISTED ACTIONS Only

## PART I—PROJECT INFORMATION (To be completed by Applicant or Project sponsor)

1. APPLICANT /SPONSOR <i>OSM REALTY</i>	2. PROJECT NAME <i>AMENDED SITE PLAN PLAT - 217 BLOOMING GROVE TPK, OSM REALTY</i>
3. PROJECT LOCATION: Municipality <i>T/O NEW WINDSOR</i> County <i>ORANGE</i>	
4. PRECISE LOCATION (Street address and road intersections, prominent landmarks, etc., or provide map) <i>THE SOUTH SIDE OF BLOOMING GROVE TURNPIKE AT THE INTERSECTION OF ROUTE 94.</i>	
5. IS PROPOSED ACTION: <input type="checkbox"/> New <input type="checkbox"/> Expansion <input checked="" type="checkbox"/> Modification/alteration	
6. DESCRIBE PROJECT BRIEFLY: <i>AMENDED SITE PLAN FOR ORIENTATION CHANGE.</i>	
7. AMOUNT OF LAND AFFECTED: Initially <i>1.3066</i> acres Ultimately <i>1.3066</i> acres	
8. WILL PROPOSED ACTION COMPLY WITH EXISTING ZONING OR OTHER EXISTING LAND USE RESTRICTIONS? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If No, describe briefly	
9. WHAT IS PRESENT LAND USE IN VICINITY OF PROJECT? <input type="checkbox"/> Residential <input type="checkbox"/> Industrial <input checked="" type="checkbox"/> Commercial <input type="checkbox"/> Agriculture <input type="checkbox"/> Park/Forest/Open space <input type="checkbox"/> Other Describe:	
10. DOES ACTION INVOLVE A PERMIT APPROVAL, OR FUNDING, NOW OR ULTIMATELY FROM ANY OTHER GOVERNMENTAL AGENCY (FEDERAL, STATE OR LOCAL)? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If yes, list agency(s) and permit/approvals <i>T/O NEW WINDSOR PLANNING BOARD</i>	
11. DOES ANY ASPECT OF THE ACTION HAVE A CURRENTLY VALID PERMIT OR APPROVAL? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If yes, list agency name and permit/approval	
12. AS A RESULT OF PROPOSED ACTION WILL EXISTING PERMIT/APPROVAL REQUIRE MODIFICATION? <input type="checkbox"/> Yes <input type="checkbox"/> No	
I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE TO THE BEST OF MY KNOWLEDGE <i>OSM REALTY</i> Applicant/sponsor name: <i>BARBARA S. HYMAN M.D. President</i> Date: <i>12/4/98</i> Signature: <i>[Signature]</i>	

If the action is in the Coastal Area, and you are a state agency, complete the Coastal Assessment Form before proceeding with this assessment

OVER

1

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**PART II—ENVIRONMENTAL ASSESSMENT (To be completed by Agency)**

<b>A. DOES ACTION EXCEED ANY TYPE I THRESHOLD IN 6 NYCRR, PART 617.12?</b> <input type="checkbox"/> Yes <input type="checkbox"/> No	If yes, coordinate the review process and use the FULL EAF.
<b>B. WILL ACTION RECEIVE COORDINATED REVIEW AS PROVIDED FOR UNLISTED ACTIONS IN 6 NYCRR, PART 617.6?</b> If No, a negative declaration may be superseded by another involved agency. <input type="checkbox"/> Yes <input type="checkbox"/> No	
<b>C. COULD ACTION RESULT IN ANY ADVERSE EFFECTS ASSOCIATED WITH THE FOLLOWING: (Answers may be handwritten, if legible)</b> C1. Existing air quality, surface or groundwater quality or quantity, noise levels, existing traffic patterns, solid waste production or disposal, potential for erosion, drainage or flooding problems? Explain briefly:  C2. Aesthetic, agricultural, archaeological, historic, or other natural or cultural resources; or community or neighborhood character? Explain briefly:  C3. Vegetation or fauna, fish, shellfish or wildlife species, significant habitats, or threatened or endangered species? Explain briefly:  C4. A community's existing plans or goals as officially adopted, or a change in use or intensity of use of land or other natural resources? Explain briefly:  C5. Growth, subsequent development, or related activities likely to be induced by the proposed action? Explain briefly.  C6. Long term, short term, cumulative, or other effects not identified in C1-C5? Explain briefly.  C7. Other impacts (including changes in use of either quantity or type of energy)? Explain briefly.	
<b>D. IS THERE, OR IS THERE LIKELY TO BE, CONTROVERSY RELATED TO POTENTIAL ADVERSE ENVIRONMENTAL IMPACTS?</b> <input type="checkbox"/> Yes <input type="checkbox"/> No    If Yes, explain briefly	

**PART III—DETERMINATION OF SIGNIFICANCE (To be completed by Agency)**

**INSTRUCTIONS:** For each adverse effect identified above, determine whether it is substantial, large, important or otherwise significant. Each effect should be assessed in connection with its (a) setting (i.e. urban or rural); (b) probability of occurring; (c) duration; (d) irreversibility; (e) geographic scope; and (f) magnitude. If necessary, add attachments or reference supporting materials. Ensure that explanations contain sufficient detail to show that all relevant adverse impacts have been identified and adequately addressed.

<input type="checkbox"/> Check this box if you have identified one or more potentially large or significant adverse impacts which MAY occur. Then proceed directly to the FULL EAF and/or prepare a positive declaration. <input type="checkbox"/> Check this box if you have determined, based on the information and analysis above and any supporting documentation, that the proposed action <b>WILL NOT</b> result in any significant adverse environmental impacts <b>AND</b> provide on attachments as necessary, the reasons supporting this determination:	
<div style="display: flex; justify-content: space-between;"><div style="width: 45%; border-bottom: 1px solid black; margin-bottom: 5px;"></div><div style="width: 45%; border-bottom: 1px solid black; margin-bottom: 5px;"></div></div> <div style="display: flex; justify-content: space-between;"><div style="width: 45%; border-bottom: 1px solid black; margin-bottom: 5px;"></div><div style="width: 45%; border-bottom: 1px solid black; margin-bottom: 5px;"></div></div> <div style="display: flex; justify-content: space-between;"><div style="width: 45%; border-bottom: 1px solid black; margin-bottom: 5px;"></div><div style="width: 45%; border-bottom: 1px solid black; margin-bottom: 5px;"></div></div> <div style="display: flex; justify-content: space-between;"><div style="width: 45%; border-bottom: 1px solid black; margin-bottom: 5px;"></div><div style="width: 45%; border-bottom: 1px solid black; margin-bottom: 5px;"></div></div> <div style="display: flex; justify-content: center; margin-top: 10px;"><div style="width: 40%; border-bottom: 1px solid black;"></div><div style="width: 20%; text-align: center;">Date</div><div style="width: 40%; border-bottom: 1px solid black;"></div></div>	

**TOWN OF NEW WINDSOR PLANNING BOARD**

**SITE PLAN CHECKLIST**

**ITEM**

1. ☒ Site Plan Title
2. ☒ Provide 4" wide X 2" high box directly above title block  
(preferably lower right corner) for use by Planning Board in  
affixing Stamp of Approval (ON ALL PAGES OF SP)
3. ☒ Applicant's Name(s)
4. ☒ Applicant's Address
5. ☒ Site Plan Preparer's Name
6. ☒ Site Plan Preparer's Address
7. ☒ Drawing Date
8. ☒ Revision Dates
9. ☒ Area Map Inset and Site Designation
10. ☒ Properties within 500' of site
11. ☒ Property Owners (Item #10)
12. ☒ Plot Plan
13. ☒ Scale (1" = 50' or lesser)
14. ☒ Metes and Bounds
15. ☒ Zoning Designation
16. ☒ North Arrow
17. ☒ Abutting Property Owners
18. ☒ Existing Building Locations
19. ☒ Existing Paved Areas
20. ☒ Existing Vegetation
21. ☒ Existing Access & Egress

## PROPOSED IMPROVEMENTS

- 22. \_\_\_\_\_ Landscaping
- 23. \_\_\_\_\_ Exterior Lighting
- 24. ☒ Screening
- 25. ☒ Access & Egress
- 26. ☒ Parking Areas
- 27. \_\_\_\_\_ Loading Areas
- 28. \_\_\_\_\_ Paving Details (Items 25 - 27)
- 29. ☒ Curbing Locations
- 30. \_\_\_\_\_ Curbing through section
- 31. ☒ Catch Basin Locations
- 32. \_\_\_\_\_ Catch Basin Through Section
- 33. ☒ Storm Drainage
- 34. ☒ Refuse Storage
- 35. \_\_\_\_\_ Other Outdoor Storage
- 36. ☒ Water Supply
- 37. ☒ Sanitary Disposal System
- 38. \_\_\_\_\_ Fire Hydrants
- 39. ☒ Building Locations
- 40. ☒ Building Setbacks
- 41. ☒ Front Building Elevations
- 42. \_\_\_\_\_ Divisions of Occupancy
- 43. \_\_\_\_\_ Sign Details
- 44. ☒ Bulk Table Inset
- 45. ☒ Property Area (Nearest 100 sq. ft.)
- 46. ☒ Building Coverage (sq. ft.)
- 47. ☒ Building Coverage (% of total area)
- 48. ☒ Pavement Coverage (sq. ft.)
- 49. ☒ Pavement Coverage (% of total area)
- 50. ☒ Open Space (sq. ft.)
- 51. ☒ Open Space (% of total area)
- 52. ☒ No. of parking spaces proposed
- 53. ☒ No. of parking spaces required

REFERRING TO QUESTION 9 ON THE APPLICATION FORM, "IS THIS PROPERTY WITHIN AN AGRICULTURAL DISTRICT CONTAINING A FARM OPERATION OR WITHIN 500 FEET OF A FARM OPERATION LOCATED IN AN AGRICULTURAL DISTRICT, PLEASE NOTE THE FOLLOWING:

54. \_\_\_\_\_ Referral to Orange County Planning Dept. is required for all applicants filing AD Statement.
55. \_\_\_\_\_ A disclosure Statement, in the form set below, must be inscribed on all subdivision maps prior to the affixing of a stamp of approval, whether or not the Planning Board specifically requires such a statement as a condition of approval.


"Prior to the sale, lease, purchase, or exchange of property on this site which is wholly or partially within or immediately adjacent to or within 500 feet of a farm operation, the purchaser or leaser shall be notified of such farm operation with a copy of the following notification.

It is the policy of this State and this community to conserve, protect and encourage the development and improvement of agricultural land for the production of food, and other products, and also for its natural and ecological value. This notice is to inform prospective residents that the property they are about to acquire lies partially or wholly within an agricultural district or within 500 feet of such a district and that farming activities occur within the district. Such farming activities may include, but not be limited to, activities that cause noise, dust and odors.

This list is provided as a guide only and is for the convenience of the Applicant. The Town of New Windsor Planning Board may require additional notes or revisions prior to granting approval.

**PREPARER'S ACKNOWLEDGMENT:**

THE PLAT FOR THE PROPOSED SITE PLAN HAS BEEN PREPARED IN ACCORDANCE WITH THIS CHECKLIST AND THE TOWN OF NEW WINDSOR ORDINANCES, TO THE BEST OF MY KNOWLEDGE.

BY:  12/4/98  
Licensed Professional Date

REC'D  
"XX"

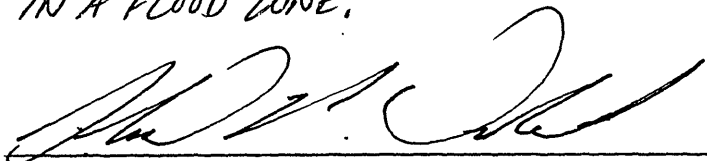
## ATTACHMENTS

- A. Flood Hazard Area Development Permit Application Form.
- B. Certificate of Compliance ☒

PLEASE NOTE: IF PROPERTY IS NOT IN A FLOOD ZONE, PLEASE INDICATE THAT ON THIS FORM AND SIGN YOUR NAME. RETURN FORM WITH PLANNING BOARD APPLICATION.

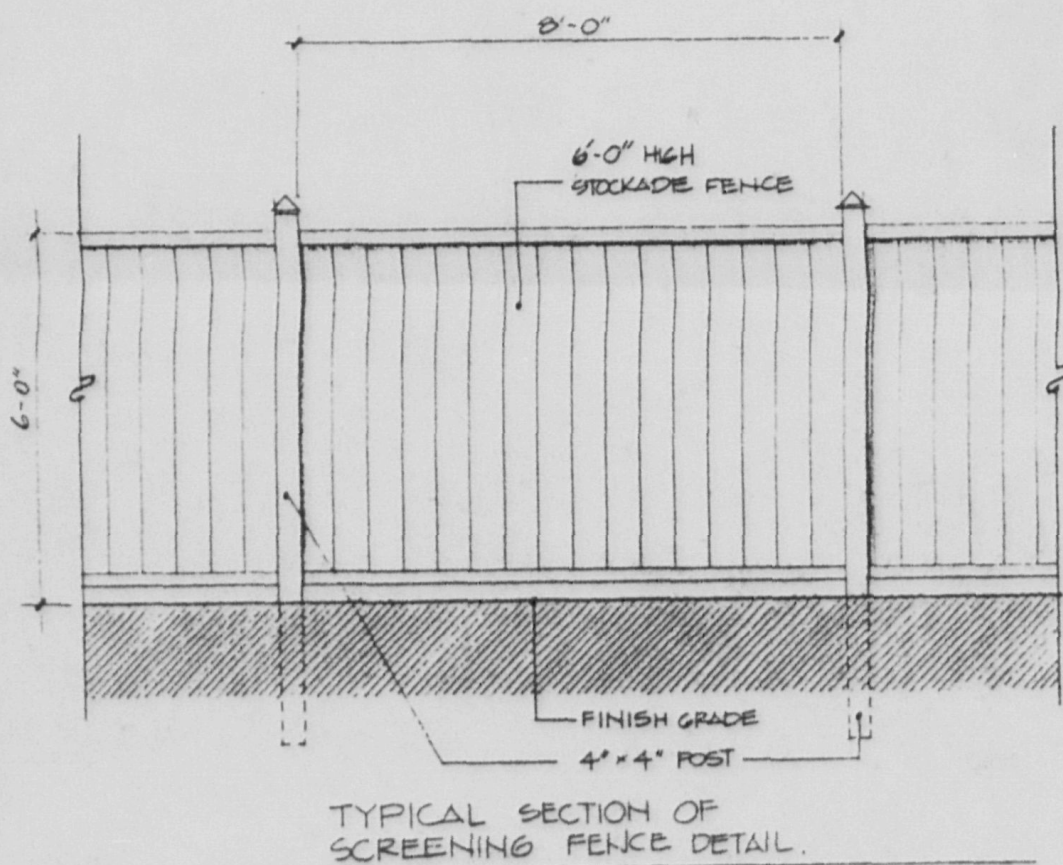
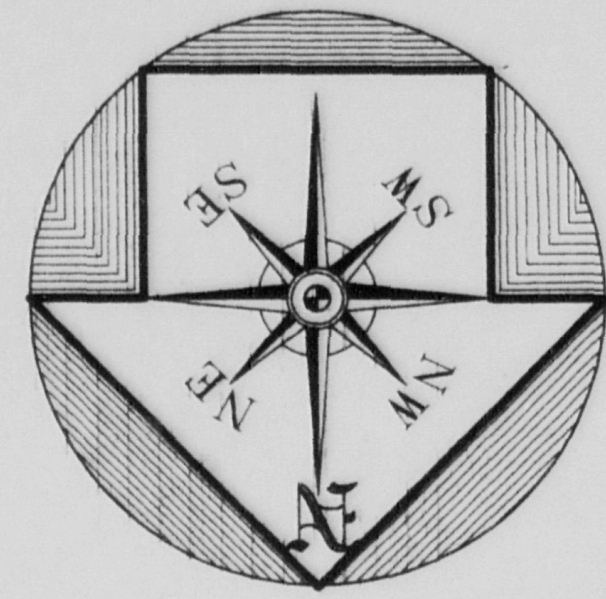
IF PROPERTY IS LOCATED IN A FLOOD ZONE, PLEASE COMPLETE THE ATTACHED (LEGAL SIZE) PAPERS AND RETURN WITH PLANNING BOARD APPLICATION.

THE PROPERTY IS NOT IN A FLOOD ZONE.

A handwritten signature in dark ink, appearing to be "John W. [unclear]", written over a horizontal line.

98 - 42  
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UNAUTHORIZED ALTERATION OR ADDITION TO A PLAT BEARING A LICENSED LAND SURVEYOR'S SEAL IS A VIOLATION OF SECTION 7209 SUB-DIVISION 2 OF THE NEW YORK STATE EDUCATION LAW.

COPIES OF THIS PLAT NOT HAVING THE SEAL OF THE LAND SURVEYOR SHALL NOT BE VALID.

I HEREBY CERTIFY ONLY TO THE PARTIES LISTED HEREON THAT THIS MAP IS BASED ON AN ACTUAL FIELD SURVEY COMPLETED ON 10/26/98 AND HAS BEEN PREPARED IN ACCORDANCE WITH THE CODE OF PRACTICE ESTABLISHED BY THE N.Y.S. ASSOC. OF PROFESSIONAL LAND SURVEYORS, INC.

THIS CERTIFICATION DOES NOT RUN WITH TITLE TO THE LAND AND IS SUBJECT TO ANY STATE OF FACTS A TITLE SEARCH MAY REVEAL.

\* OSM REALTY  
\* TOWN OF NEW WINDSOR



N.Y.S. ASSOC.  
LIBER 1557, PAGE 9

N/F  
FREDA  
LIBER 2860, PAGE 251

N/F  
PISCITELLI  
LIBER 2058, PAGE 274

N/F  
FREEMAN  
LIBER 1594, PAGE 460

N/F  
FREEMAN  
LIBER 1594, PAGE 460

N/F  
FRAGUADA  
LIBER 2870, PAGE 329

#### KEY

- + 125.0 INDICATES EXISTING CONTOUR LINE
- + 125.1 INDICATES EXISTING SPOT ELEVATION
- + [125.4] INDICATES PROPOSED SPOT ELEVATION

#### TABLE OF ZONING REQUIREMENTS NC ZONE

MINIMUM REQUIRED	PROVIDED
LOT AREA: 10,000 SQ. FT.	56,915 SQ. FT.
LOT WIDTH: 100 FT.	249 FT.
FRONT YARD: 40 FT.	83.9 FT.
REAR YARD: 15 FT.	59.4 FT.
SIDE YARD/BOTH: 15 FT./35 FT.	32.1 FT./77.3 FT.
STREET FRONTAGE: NA	NA
MAXIMUM REQUIRED	TO MEET ZONING
BUILDING HEIGHT: 35 FT.	0.18
F.A.R. RATIO: 1.00	NA
DEVELOPMENT COVERAGE: NA	NA

#### PARKING SCHEDULE

FOR PROFESSIONAL OFFICE USE:

1 SPACE PER 200 SQ. FT. OF OFFICE AREA = 50 SPACES

FOR MEDICAL OFFICE USE:

4 SPACES PER DOCTOR (15 DOCTORS) = 60 SPACES

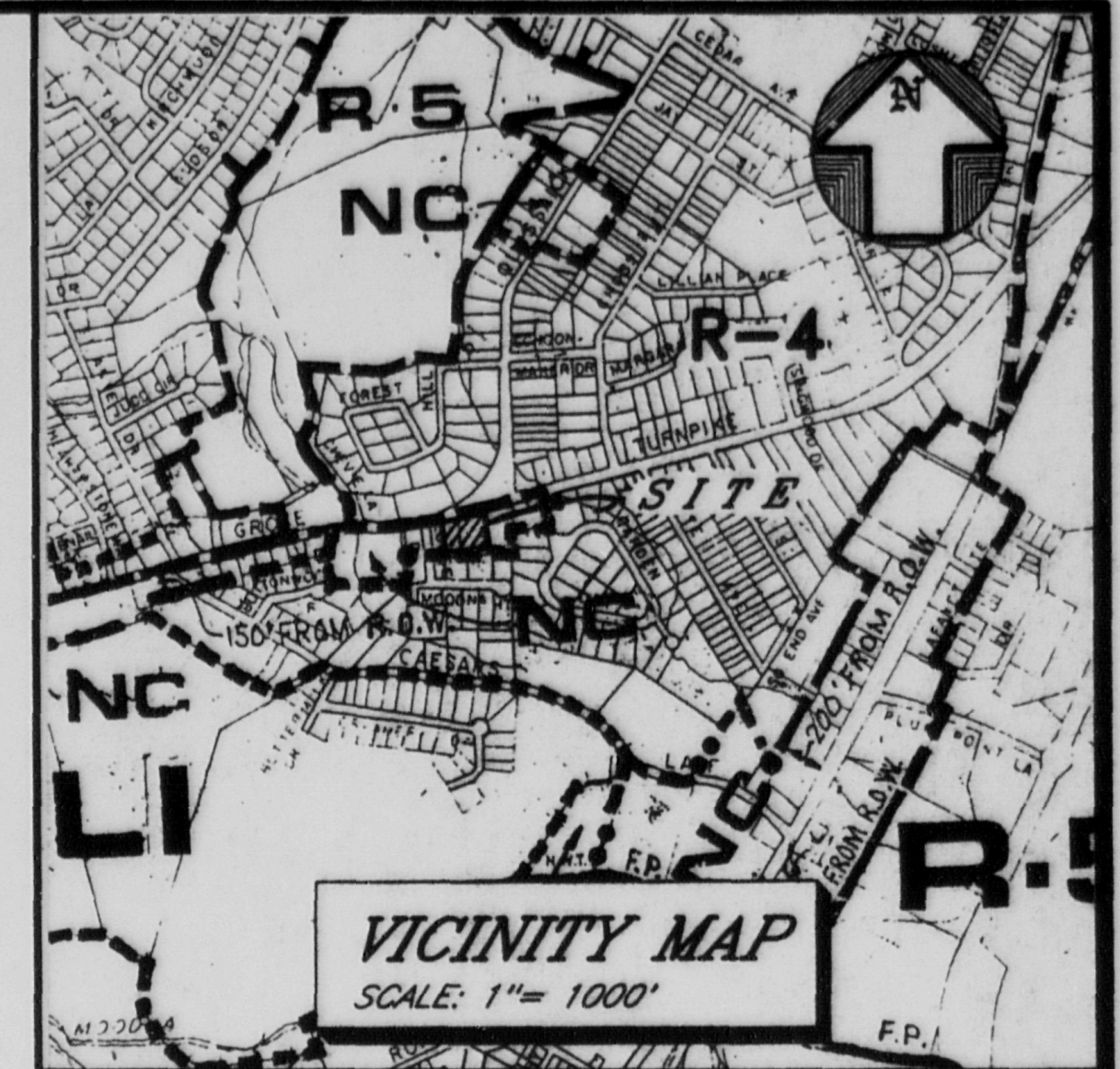
1 SPACE PER EXAM ROOM (16 EXAM ROOMS) = 16 SPACES

TOTAL = 76 SPACES

TOTAL NUMBER OF SPACES PROVIDED = 76

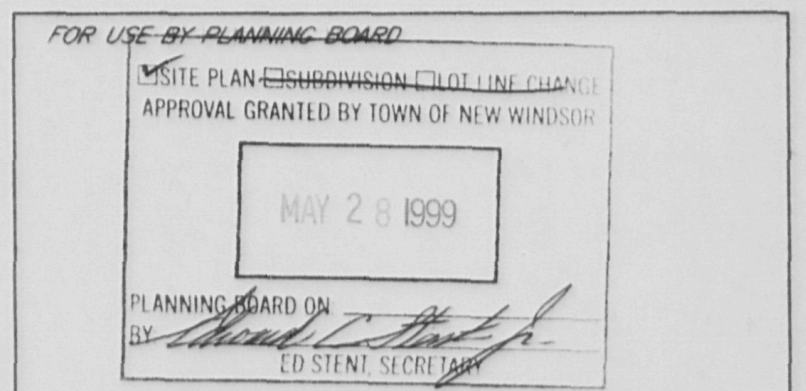
#### ADDITIONAL INFORMATION

	SQ. FT.	% OF TOTAL AREA
BUILDING COVERAGE	10,000	17.6
PAVEMENT COVERAGE	32,893	57.8
OPEN SPACE	14,022	24.6



#### NOTES:

- 1) BEING AN AMENDED SITE PLAN OF AN APPROVED SITE PLAN FOR "217 BLOOMING GROVE TURNPIKE" APPROVED ON NOVEMBER 24, 1998 AS #96-20.  
AND FURTHER DESIGNATED AS LOTS 40.1 & 40.2, BLOCK 1, SECTION 47 AS SHOWN ON THE TOWN OF NEW WINDSOR TAX MAP.
- 2) OWNER / APPLICANT: OSM REALTY  
103 EXECUTIVE DRIVE  
THIRD FLOOR  
NEW WINDSOR, NY 12553
- 3) PROPERTY ZONE: NC
- 4) PROPERTY AREA: 1.3066 ACRES
- 5) PROPOSED USE: PROFESSIONAL OFFICE OR MEDICAL OFFICE BUILDING
- 6) WATER SUPPLY: TOWN OF NEW WINDSOR MUNICIPAL
- 7) SANITARY SEWAGE DISPOSAL: TOWN OF NEW WINDSOR MUNICIPAL
- 8) THE SITE PLAN AS SHOWN HEREON IS AN AMENDMENT TO THE PREVIOUSLY APPROVED SITE PLAN FOR 217 BLOOMING GROVE TURNPIKE, REF. #96-20 FOR ORIENTATION CHANGE ONLY. INDICATED HEREON BY THOSE ITEMS DESCRIBED WITH THE PREFIX "PROPOSED". ALL OTHER ASPECTS OF THE FOREMENTIONED APPROVED SITE PLAN SHALL REMAIN IN FORCE AS APPROVED, TO INCLUDE, BUT NOT BE LIMITED TO, LANDSCAPING, LIGHTING, EROSION CONTROL MEASURES AND DRAINAGE.
- 9) THE BOUNDARY AND TOPOGRAPHIC INFORMATION SHOWN HEREON IS FROM A CURRENT FIELD SURVEY. ELEVATION DATUM IS REFERENCED TO U.S.G.S., CONTOUR INTERVAL: 1 FT.
- 10) BASED ON THE TIMING OF CONSTRUCTION OF THIS SITE RELATIVE TO THE NEARBY PROPOSED TOWN DRAINAGE IMPROVEMENTS, FOUR (4) ON-SITE CATCH BASINS SHALL BE MODIFIED TO A "SEEPAGE PIT TYPE" BASINS.



## AMENDED SITE PLAN PLAT OF "217 BLOOMING GROVE TURNPIKE"

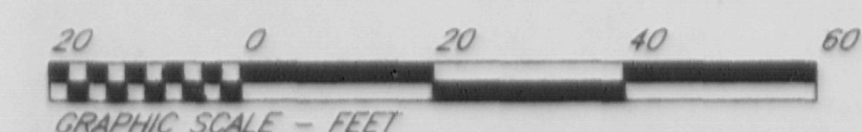
PREPARED FOR

# OSM REALTY

TOWN OF NEW WINDSOR  
SCALE: 1" = 20'

ORANGE COUNTY, NEW YORK  
DECEMBER 3, 1998

STEVEN P. DRABICK P.L.S., P.C.  
PROFESSIONAL LAND SURVEYOR  
PO BOX 539  
CORNWALL, N.Y. 12618  
(814) 834-2200



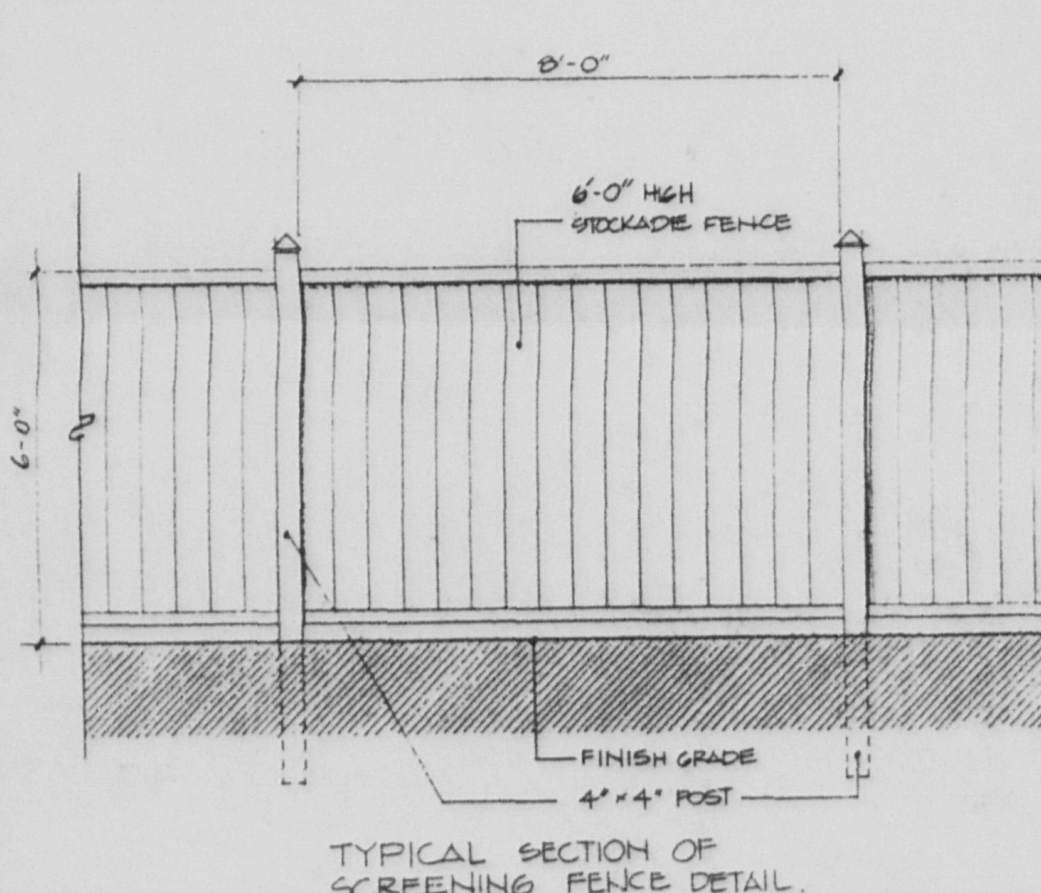
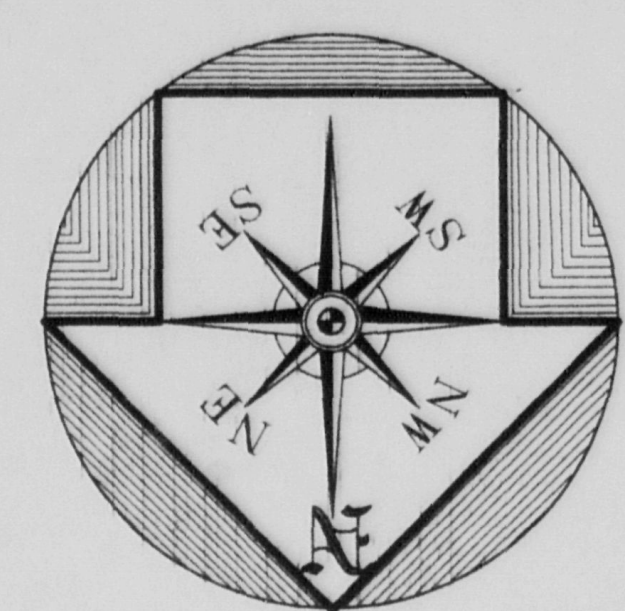
SHEET 1 OF 1 JOB NO. 653-985P

REVISIONS	
DATE	DESCRIPTION
1/4/99	REV. REAR PARKING LOC. AND NOTE #10

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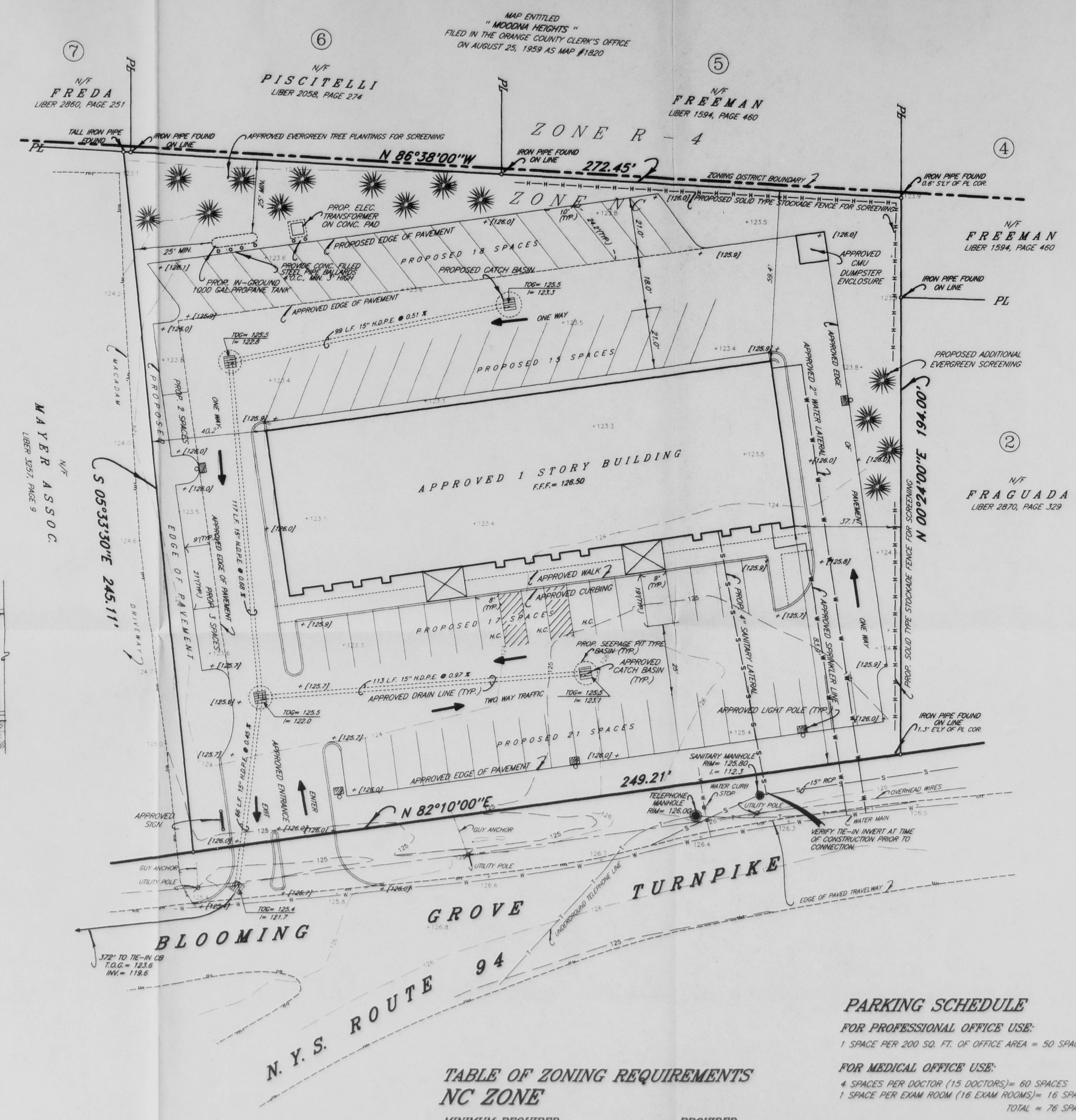
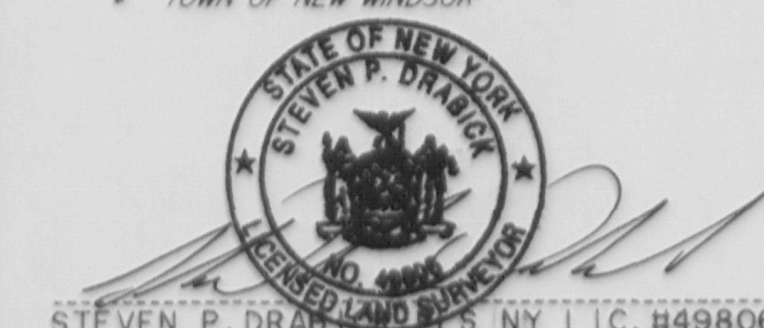
UNAUTHORIZED ALTERATION OR ADDITION TO A PLAT BEARING A LICENSED LAND SURVEYOR'S SEAL IS A VIOLATION OF SECTION 7209 SUB-DIVISION 2 OF THE NEW YORK STATE EDUCATION LAW.

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• OSM REALTY  
• TOWN OF NEW WINDSOR



### KEY

- 125 INDICATES EXISTING CONTOUR LINE
- + 125.1 INDICATES EXISTING SPOT ELEVATION
- + 125.4 INDICATES PROPOSED SPOT ELEVATION

### TABLE OF ZONING REQUIREMENTS NC ZONE

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REAR YARD: 15 FT.	58.4 FT.
SIDE YARD/BOTH: 15 FT./ 35 FT.	32.1 FT./ 77.3 FT.
STREET FRONTAGE: NA	NA
MAXIMUM REQUIRED	
BUILDING HEIGHT: 35 FT.	TO MEET ZONING
F.A.R. RATIO: 1.00	0.18
DEVELOPMENT COVERAGE: NA	NA

### PARKING SCHEDULE

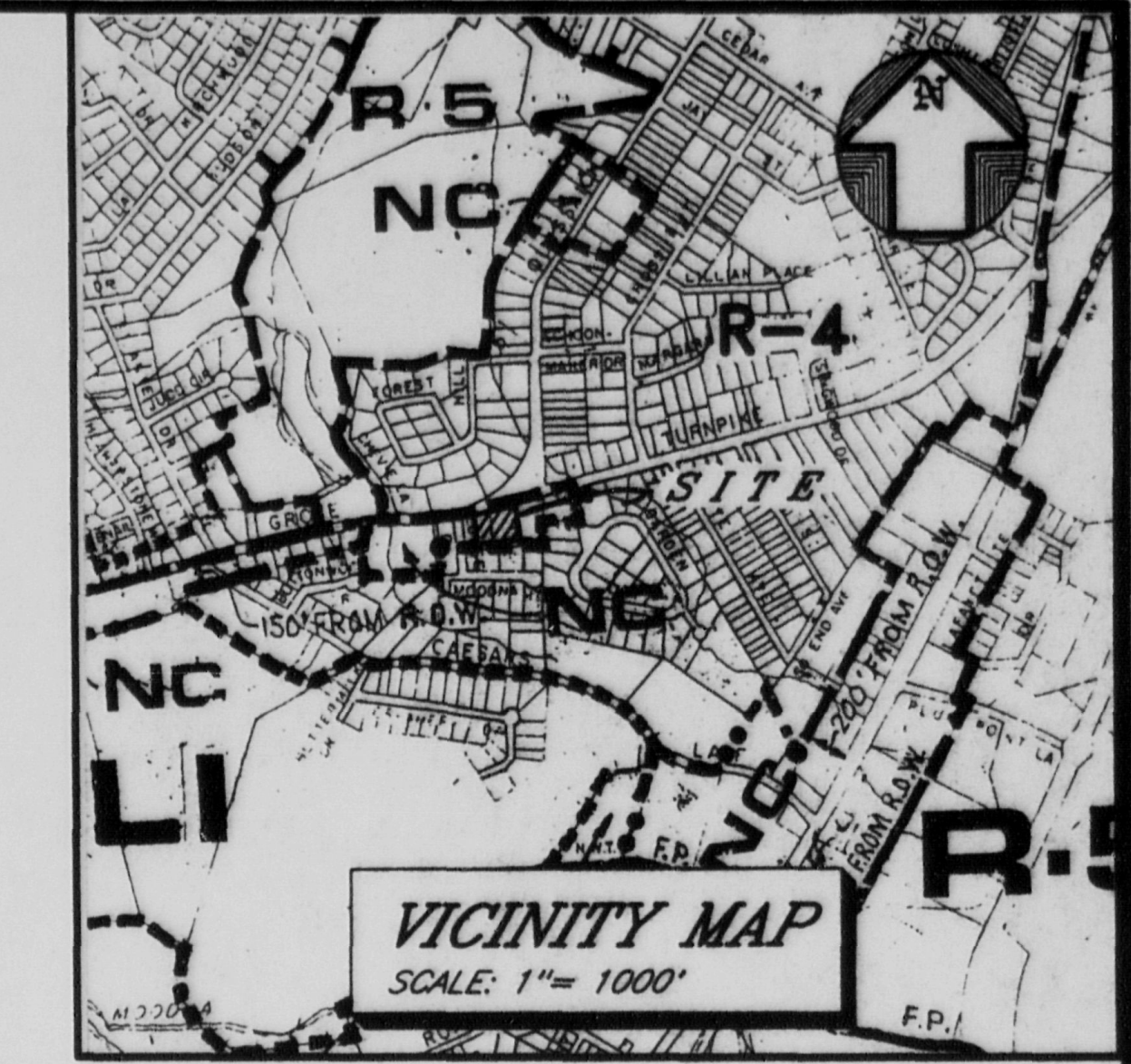
FOR PROFESSIONAL OFFICE USE:  
1 SPACE PER 200 SQ. FT. OF OFFICE AREA = 50 SPACES

FOR MEDICAL OFFICE USE:  
4 SPACES PER DOCTOR (15 DOCTORS) = 60 SPACES  
1 SPACE PER EXAM ROOM (16 EXAM ROOMS) = 16 SPACES  
TOTAL = 76 SPACES

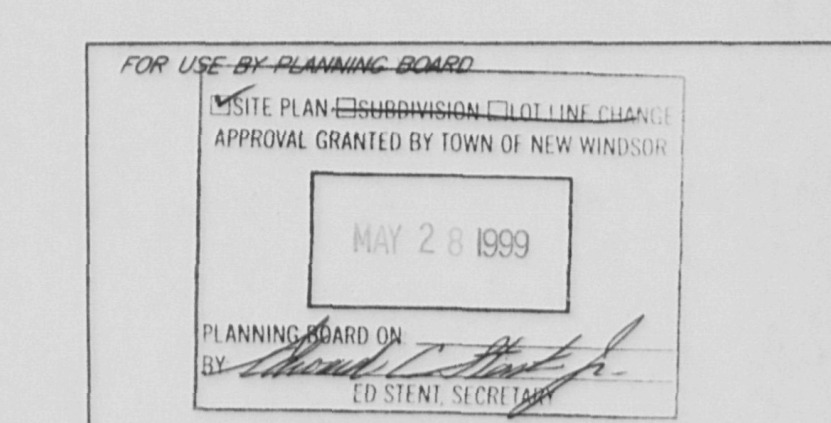
TOTAL NUMBER OF SPACES PROVIDED = 76

### ADDITIONAL INFORMATION

	SQ. FT.	% OF TOTAL AREA
BUILDING COVERAGE	10,000	17.6
PAVEMENT COVERAGE	32,893	57.8
OPEN SPACE	14,022	24.6



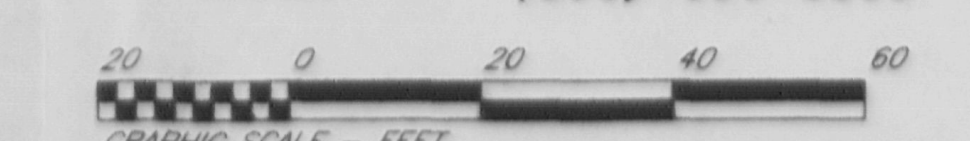
- ### NOTES:
- 1) BEING AN AMENDED SITE PLAN OF AN APPROVED SITE PLAN FOR "217 BLOOMING GROVE TURNPIKE". APPROVED ON NOVEMBER 24, 1998 AS #96-20.  
AND FURTHER DESIGNATED AS LOTS 40.1 & 40.2, BLOCK 1, SECTION 47 AS SHOWN ON THE TOWN OF NEW WINDSOR TAX MAP.
  - 2) OWNER / APPLICANT: OSM REALTY  
103 EXECUTIVE DRIVE  
THIRD FLOOR  
NEW WINDSOR, NY 12553
  - 3) PROPERTY ZONE: NC
  - 4) PROPERTY AREA: 1.3066 ACRES
  - 5) PROPOSED USE: PROFESSIONAL OFFICE OR MEDICAL OFFICE BUILDING
  - 6) WATER SUPPLY: TOWN OF NEW WINDSOR MUNICIPAL
  - 7) SANITARY SEWAGE DISPOSAL: TOWN OF NEW WINDSOR MUNICIPAL
  - 8) THE SITE PLAN AS SHOWN HEREON IS AN AMENDMENT TO THE PREVIOUSLY APPROVED SITE PLAN FOR 217 BLOOMING GROVE TURNPIKE, REF #96-20 FOR ORIENTATION CHANGE ONLY. INDICATED HEREON BY THOSE ITEMS DESCRIBED WITH THE PREFIX "PROPOSED". ALL OTHER ASPECTS OF THE AFOREMENTIONED APPROVED SITE PLAN SHALL REMAIN IN FORCE AS APPROVED, TO INCLUDE, BUT NOT BE LIMITED TO, LANDSCAPING, LIGHTING, EROSION CONTROL MEASURES AND DRAINAGE.
  - 9) THE BOUNDARY AND TOPOGRAPHIC INFORMATION SHOWN HEREON IS FROM A CURRENT FIELD SURVEY. ELEVATION DATUM IS REFERENCED TO U.S.G.S., CONTOUR INTERVAL: 1 FT.
  - 10) BASED ON THE TIMING OF CONSTRUCTION OF THIS SITE RELATIVE TO THE NEARBY PROPOSED TOWN DRAINAGE IMPROVEMENTS, FOUR (4) ON-SITE CATCH BASINS SHALL BE MODIFIED TO A "SEEPAGE PIT TYPE" BASINS.



## AMENDED SITE PLAN PLAT OF "217 BLOOMING GROVE TURNPIKE" PREPARED FOR **OSM REALTY**

TOWN OF NEW WINDSOR ORANGE COUNTY, NEW YORK  
SCALE: 1" = 20' DECEMBER 3, 1998

STEVEN P. DRABICK P.L.S., P.C.  
PROFESSIONAL LAND SURVEYOR  
PO BOX 539  
CORNWALL, N.Y. 12618  
(914) 634-2808



SHEET 1 OF 1 JOB NO. 653-98SP

### REVISIONS

DATE	DESCRIPTION
1/4/99	REV. REAR PARKING LOT AND NOTE #10